

# MEMORANDUM



**Date:** June 5, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

**Subject:** Contract Award Recommendation for Historic Hampton House Restoration - Project No: A06-OCED-01 GOB; Contract No: 255-70543

Agenda Item No. 8(K)3a

## Recommendation

This Recommendation for Award for PSA contract number 255-70543 between Gurri-Matute, P.A. and Miami-Dade County has been prepared by the Office of Community and Economic Development and is recommended for approval.

## Scope

**PROJECT NAME:** Historic Hampton House Restoration

**PROJECT NO:** A06-OCED-01 GOB

**CONTRACT NO:** 255-70543

**PROJECT DESCRIPTION:** Architectural and Engineering services for the restoration of a two-story 22,000 sq ft historical building.

The Historic Hampton House was designated a historic site by the Historic Preservation Board of Miami-Dade County on April 17, 2002. It is the most significant and representative building of the civil rights movement in Miami-Dade County. This former hotel and entertainment center served as a major social and political gathering place during the 1950's and 1960's. GOB (General Obligation Bond) funds have been allocated for the restoration and rehabilitation of the property.

All work carried out must ensure the preservation of the site, building and other structures on the property. The approach taken must identify and preserve all visual and tangible aspects of the historic building and must embody important goals; the preservation of historic materials and, the preservation of the building's distinguishing character, while at the same time adapting it to a new use as a multi-center of social and cultural life for the local community. All work must comply with Miami-Dade County's Historic Preservation Ordinance and the Secretary of Interior Standards for Restoration and Rehabilitation.

The successful consultant will be providing architectural and engineering services for the restoration of the Historic Hampton House during the Design and Construction Phases of this project that may include but not be limited to:

- \*Scope of work definition and programming
- \*Feasibility analysis study of the proposed use of the building
- \*Cost estimating
- \*Preparation of complete biddable set(s) of Construction Contract Documents
- \*Permitting
- \*Assistance in bidding, negotiations and award of Construction Contracts
- \*Construction Contract Administration
- \*Conducting meetings and inspections

- \*Monitoring compliance with construction schedule and issuing monthly progress reports
- \*Prepare remedial designs
- \*Review and Process of contractor payment requests
- \*Negotiation of change orders
- \*Closeout process

**PROJECT LOCATION:** 4240 NW 27 Avenue, Miami, FL

<b>PROJECT SITES:</b>	<b>LOCATION</b>	<b>DIST</b>	<b>ESTIMATE</b>	<b>T-S-R</b>
	#70543- 4240 NW 27TH AVE 33142	3	\$731,400.00	53-22-41

**PRIMARY COMMISSION DISTRICT:** District 3 Audrey M. Edmonson

**APPROVAL PATH:** Board of County Commissioners

**OCI A&E PROJECT NUMBER:** A06-OCED-01 GOB

**USING DEPARTMENT:** Office of Community and Economic Development

**MANAGING DEPARTMENT:** Office of Community and Economic Development

### **Fiscal Impact / Funding Source**

**FUNDING SOURCE:** SOURCE  
Building Better Communities (GOB)

**PTP FUNDING:** No

**GOB FUNDING:** Yes

<b>GOB PROJECT:</b>	<b>GOB PROJECT / DESCRIPTION</b>	<b>GOB ALLOCATION</b>
	255-GOB - Historic Hampton House	\$731,400.00

<b>CAPITAL BUDGET PROJECTS:</b>	<b>BUDGET PROJECT / DESCRIPTION</b>	<b>AWARD ESTIMATE</b>
	867000-HISTORIC HAMPTON HOUSE COMMUNITY TRUST, INC Book Page: 160 Funding Year: 2006-07 Adopted Budget Book. The 2005-06 GOB Series A Funding was inadvertently omitted from 2006-07 Capital Budget Book. Funding appropriated as shown on page 68 of the Budget Ordinance No. 06-134.	\$350,000.00
	867000-HISTORIC HAMPTON HOUSE COMMUNITY TRUST, INC Book Page: 160 Funding Year: 2006-07 Adopted Budget Book. The 2007-08 GOB Series B Funding was inadvertently omitted from 2006-07 Capital Budget Book.	\$381,400.00

Project Totals: \$731,400.00

**PROJECT TECHNICAL CERTIFICATION REQUIREMENTS:** TYPE CODE DESCRIPTION  
Prime 14.00 ARCHITECTURE

2

Prime 18.00 ARCHITECTURAL CONSTRUCTION  
 MANAGEMENT  
 Other 11.00 GENERAL STRUCTURAL ENGINEERING  
 Other 12.00 GENERAL MECHANICAL ENGINEERING  
 Other 13.00 GENERAL ELECTRICAL ENGINEERING  
 Other 16.00 GENERAL CIVIL ENGINEERING  
 Other 17.00 ENGINEERING CONSTRUCTION MANAGEMENT  
 Other 20.00 LANDSCAPE ARCHITECTURE  
 Other 22.00 ADA TITLE II CONSULTANT

**NTPC'S DOWNLOADED:** 85

**PROPOSALS RECEIVED:** 5

**CONTRACT PERIOD:** 1476  
 Design - 540 calendar days  
 Dry-run/permit - 149 calendar days  
 Contractor selection - 119 calendar days  
 Construction - 579 calendar days  
 Close-out - 89 calendar days

This PSA is not for the design only; it also includes the permitting, construction oversight, and closeout.

**CONTINGENCY PERIOD:** 148

**IG FEE INCLUDED IN BASE CONTRACT:** Yes

**ART IN PUBLIC PLACES:** No

**BASE ESTIMATE:** \$600,000.00

**BASE CONTRACT AMOUNT:** \$636,000.00 PSA Contract with Gurri-Matute, P.A.

**OPTION TO EXTEND:** In Sections 7.01.B) & C) of PSA, Miami-Dade County has the right to extend the contract should land adjacent to the Historic Hampton House project site be made available. No period of time or monetary amount has been specified at this time. This right to extend shall be executed by means of an amendment to the professional services agreement subject to approval by the Board of County Commissioners.

CONTINGENCY ALLOWANCE (SECTION 2-8.1 MIAMI DADE COUNTY CODE):	TYPE	PERCENT	AMOUNT	COMMENT
	PSA	10%	\$63,600.00	

**REIMBURSIBLE EXPENSES :** \$31,800.00 5.00%

**TOTAL DEDICATED ALLOWANCE:** \$31,800.00

**TOTAL AMOUNT:** \$731,400.00

## **Track Record / Monitor**

**EXPLANATION:** Gurri-Matute, P.A. has performed work with Miami-Dade County Aviation Department since 2002.

The person who will be responsible for monitoring this contract is Mario A. Berrios, Community Development Division, Office of Community and Economic Development.

**SUBMITTAL DATE:** 11/22/2006

**ESTIMATED NOTICE TO PROCEED:** 6/22/2007

**PRIME CONSULTANT:** GURRI MATUTE, P.A.

**COMPANY PRINCIPAL:** Jose G. Matute, AIA

**COMPANY QUALIFIERS:** Jose G. Matute, AIA

**COMPANY EMAIL ADDRESS:** jmatute@gurrimatute.com

**COMPANY STREET ADDRESS:** 2701 Ponce de Leon Blvd, Suite 203

**COMPANY CITY-STATE-ZIP:** Coral Gables, FL 33134

**YEARS IN BUSINESS:** 5

**PREVIOUS CONTRACTS WITH COUNTY IN THE LAST FIVE YEARS:** PROJECT #EDP-AV-EF341 - MIA-TERMINAL E&F CONCEALED SPLINE CEILING REPLACEMENT  
PROJECT# MIA-776B-8 - INDEFINITE DELIVERY / MISC. CONSULTANT ARCH/ENGR SERV  
PROJECT # EDP-AV-EF365 - WALL REPAIR AT BLDG 3040 MIA  
PROJECT # EDP-AV-EF318 - REPLACEMENT OF BLDGS 3038 & 3091 ROOFS  
PROJECT # EDP-AV-SR-MIA-769-A - NTD APM MAINTENANCE FACILITY

**SUBCONSULTANTS:** Consul-Tech Development Services, Inc.

Douglas Wood & Associates  
Faithful+Gould, Inc.  
Gartek Engineering  
Laura Llerena & Associates  
Heritage Architectural Associates

**MINIMUM QUALIFICATIONS EXCEED LEGAL REQUIREMENTS:** No

**REVIEW COMMITTEE:** **MEETING DATE:** 9/13/2006 **SIGNOFF DATE:** 9/19/2006

**RESPONSIBLE WAGES:** No

**REVIEW COMMITTEE ASSIGNED CONTRACT MEASURES:**

MEASURE	GOAL	COMMENT
CBE	30.00%	
CWF	0.00%	Not Applicable

**MANDATORY CLEARING HOUSE:** No

**CONTRACT MANAGER** Mario Berrios 305-375-3736 mberr@miamidade.gov

NAME/PHONE/EMAIL:

PROJECT MANAGER  
NAME/PHONE/EMAIL:

Maria Rodriguez-Porto 305-375-3664

mrp@miamidade.gov

## Background

### BACKGROUND:

The Historic Hampton House was a cultural beacon during the Civil Rights era when African-Americans were still segregated. Famous icons such as Muhammad Ali, Sammy Davis, Jr., and most importantly, Martin Luther King, Jr. resided at this hotel. He had begun writing drafts of his most famous speech "I have a dream ..." at this site.

Today, the site has suffered the debilitating effects of neglect and weather. With the funding from the General Obligation Bond Progra, there is the opportunity to revive this building to its former glory and cultural importance in the tapestry of Miami's African-American community.

BUDGET APPROVAL  
FUNDS AVAILABLE:

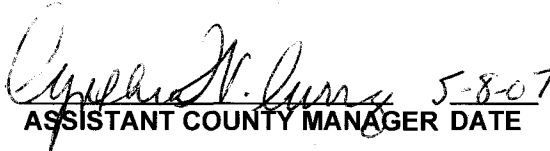
  
OSBM DIRECTOR

5-8-07  
DATE

APPROVED AS TO  
LEGAL SUFFICIENCY:

  
COUNTY ATTORNEY

5-10-07  
DATE

  
ASSISTANT COUNTY MANAGER

5-8-07  
DATE

CLERK DATE

\_\_\_\_\_  
DATE



## Dept. of Business Development Project Worksheet

Project/Contract Title: HISTORIC HAMPTON HOUSE RESTORATION (SIC 871) RC Date: 09/13/2006  
 Project/Contract No: A06-OCED-01 Funding Source: Item No: 1-01  
 Department: COMMUNITY & ECONOMIC DEVELOPMENT GOB  
 Estimated Cost of Project/Bid: \$600,000.00 Resubmittal Date(s):  
 Description of Project/Bid: TO ESTABLISH A CONTRACT TO OBTAIN ARCHITECTURAL AND ENGINEERING SERVICES FOR THE RESTORATION OF A TWO-STORY 22,000 SQ. FT. HISTORICAL BUILDING. ALL WORK CARRIED OUT MUST ENSURE THE PRESERVATION OF THE SITE, BUILDING, AND OTHER STRUCTURES ON THE PROPERTY. ADDITIONALLY, ALL WORK MUST ALSO COMPLY WITH MIAMI-DADE COUNTY'S HISTORIC PRESERVATION ORDINANCE AND THE SECRETARY OF INTERIOR STANDARDS FOR RESTORATION AND REHABILITATION.

### Contract Measures Recommendation

Measure	Program	Goal Percent
Goal	CBE	30.00%

### Reasons for Recommendation

This project meets all the criteria set forth in A.O. 3-32, Section V.

Funding Source: General Obligation Bonds

SIC 871 - Architectural and Engineering Services

### Analysis for Recommendation of a Goal

Subtrade	Cat.	Estimated Value	% of Items to Base Bid	Availability
GENERAL STRUCTURAL ENGINEERING	CBE	\$60,000.00	10.00%	31
GENERAL MECHANICAL ENGINEERING	CBE	\$60,000.00	10.00%	26
GENERAL ELECTRICAL ENGINEERING	CBE	\$60,000.00	10.00%	27
<b>Total</b>		<b>\$180,000.00</b>	<b>30.00%</b>	

Living Wages: YES ☐ NO ☒

Responsible Wages: YES ☐ NO ☒

Ordinance 90-143 is applicable to all construction projects over \$100,000 that do not utilize Federal Funds

### REVIEW COMMITTEE RECOMMENDATION

Tier 1 Set Aside \_\_\_\_\_  
 Set Aside \_\_\_\_\_ Level 1 \_\_\_\_\_ Level 2 \_\_\_\_\_ Level 3 \_\_\_\_\_  
 Trade Set Aside (MCC) \_\_\_\_\_ Goal 30% Bid Preference \_\_\_\_\_  
 No Measure \_\_\_\_\_ Deferred \_\_\_\_\_ Selection Factor \_\_\_\_\_  
 9.13.06 9/19/06  
 Chairperson, Review Committee Date County Manager Date



Attachment B

MIAMI DADE COUNTY  
A&E Firm History Report

From: 04/13/2002 To: 04/13/2007

FIRM NAME: GURRI MATUTE, P.A.

2701 Ponce De Leon Blvd, Suite 203  
Coral Gables, FL 33134-0000

PRIMES

PROJECT #	CONTRACT	DEPT.	MEASURES	AWARD DATE	AWARD AMOUNT	PAID TO PRIME AS OF	REQ TO DATE	DATE REPORTED	SUBCONTRACTORS
EDP-AV-EF341	1	AV	NO MEASURE	07/30/2002	\$167,756	\$77,799	\$0	\$0	* SDM CONSULTING ENGINEERS, INC. - \$0.00
<hr/>									
MA-7768-8	1	AV-AA	NO MEASURE	03/18/2003	\$348,222	\$301,321	05/31/2005	\$0	* BASILTO & ASSOCIATES, INC. - \$19,897.64 * DESIGNONE INC. - \$10,643.20 * LOUIS J. AGUIRRE & ASSOCIATES, P.A. - \$49,986.60 * SAN MARTIN ASSOCIATES, INC. - \$1,600.00 * SDM CONSULTING ENGINEERS, INC. - \$6,408.00
<hr/>									
EDP-AV-EF365	1	AV	NO MEASURE	08/13/2003	\$30,900	\$20,228		\$0	* ARVELO & ASSOC. INC. - \$1,875.00 * LOUIS J. AGUIRRE & ASSOCIATES, P.A. - \$1,120.00
<hr/>									
EDP-AV-EF318	1	AV	NO MEASURE	10/15/2003	\$44,170	\$25,420		\$0	
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EDP-AV-SR-MA-765-A	1	AV	NO MEASURE	11/13/2006	\$70,000	\$0		\$0	
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NTD APM MAINTENANCE FACILITY					\$70,000				

\* Indicates closed or expired contracts  
Monday, April 16, 2007

Change Orders without dates are pending BCC approval  
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MIAMI DADE COUNTY  
A&E Firm History Report  
From: 04/13/2002 To: 04/13/2007

FIRM NAME: GURRI MATUTE, P.A.  
2701 Ponce De Leon Blvd, Suite 203  
Coral Gables, FL 33134-0000

PRIMES

PROJECT #	CONTRACT	DEPT.	MEASURES	AWARD DATE	AWARD AMOUNT	PAID TO PRIME AS OF	REQ TO DATE REPORTED	DATE	SUBCONTRACTORS
Total Award Amount									
Total Change Orders Approved by BCC						\$661,048			
						\$201,420			
Total Change Orders Approved After Requested Date Range						\$862,468			
Total Change Orders Pending						\$0			
						\$0			
						\$862,468			



**Building Better Communities Bond Program  
Series A  
(Fund 320, Subfund 001)**

<u>Revenues:</u>	<u>Prior Years</u>	<u>FY 2006-07</u>	<u>Future Years</u>	<u>Total</u>
Financing Proceeds	\$264,997,000	\$0	\$0	\$264,997,000
Interest Earnings	5,527,000	2,705,000	0	8,232,000
<b>Total</b>	<b>\$270,524,000</b>	<b>\$2,705,000</b>	<b>\$0</b>	<b>\$273,229,000</b>
<u>Expenditures:</u>				
Question 1: Water, Sewer, and Flood Control	\$31,378,000	\$30,757,000	\$0	\$62,135,000
Question 2: Park and Recreation Facilities	34,285,000	33,606,000	0	67,891,000
Question 3: Public Infrastructure	27,193,000	13,447,000	0	27,165,000
Question 4: Public Safety Facilities	12,189,000	11,948,000	0	24,137,000
Question 5: Emergency and Healthcare Facilities	3,195,000	3,132,000	0	6,327,000
Question 6: Public Service and Outreach Facilities	8,783,000	8,609,000	0	17,391,000
Question 7: Housing for the Elderly and Families	7,921,000	7,764,000	0	15,685,000
Question 8: Cultural, Library, and Educational Facilities	14,782,000	14,489,000	0	29,270,000
Transfer to Office of Capital Improvements (Fund 030, Subfund 023)	1,688,000	1,242,000	0	2,930,000
Bond Issuance Costs	786,000	0	0	786,000
Bond Administration	577,000	0	0	577,000
Reserve for Arbitrage Liability and Future Projects	0	0	5,458,000	5,458,000
<b>Total</b>	<b>\$142,777,000</b>	<b>\$124,994,000</b>	<b>\$5,458,000</b>	<b>\$273,229,000</b>

**Building Better Communities Bond Program  
Series B  
(Fund 320, Subfund 002)**

<u>Revenues:</u>	<u>Prior Years</u>	<u>FY 2006-07</u>	<u>Future Years</u>	<u>Total</u>
Financing Proceeds	\$0	\$200,000,000	\$0	\$200,000,000
Interest Earnings	0	4,000,000	0	4,000,000
<b>Total</b>	<b>\$0</b>	<b>\$204,000,000</b>	<b>\$0</b>	<b>\$204,000,000</b>
<u>Expenditures:</u>				
Question 1: Water, Sewer, and Flood Control	\$0	\$12,150,000	\$36,450,000	\$48,600,000
Question 2: Park and Recreation Facilities	0	13,250,000	39,750,000	53,000,000
Question 3: Public Infrastructure	0	5,300,000	15,900,000	21,200,000
Question 4: Public Safety Facilities	0	4,700,000	14,100,000	18,800,000
Question 5: Emergency and Healthcare Facilities	0	1,250,000	3,750,000	5,000,000
Question 6: Public Service and Outreach Facilities	0	3,400,000	10,200,000	13,600,000
Question 7: Housing for the Elderly and Families	0	3,050,000	9,150,000	12,200,000
Question 8: Cultural, Library, and Educational Facilities	0	5,700,000	17,100,000	22,800,000
Transfer to Office of Capital Improvements (Fund 030, Subfund 023)	0	263,000	0	263,000
Bond Issuance Costs	0	4,000,000	0	4,000,000
Bond Administration	0	577,000	0	577,000
Reserve for Arbitrage Liability and Future Projects	0	0	3,960,000	3,960,000
<b>Total</b>	<b>\$0</b>	<b>\$53,640,000</b>	<b>\$150,360,000</b>	<b>\$204,000,000</b>